



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-112-16

Property Address: 202 Bart Street

Property Owner: Just Houses, LLC

Project Contact: Tony Patterson

Nature of Case: A request for both 5' and 2' side yard setback variances as well as a 7' sum of side setbacks variance from the standards set forth in Section 2.2.1 of the Unified Development Ordinance to allow for construction of a detached house that results in a 5' north side setback, an 8' south side setback and a 13' sum of side setbacks on a .12 acre property zoned Residential-4 and located at 202 Bart Street.

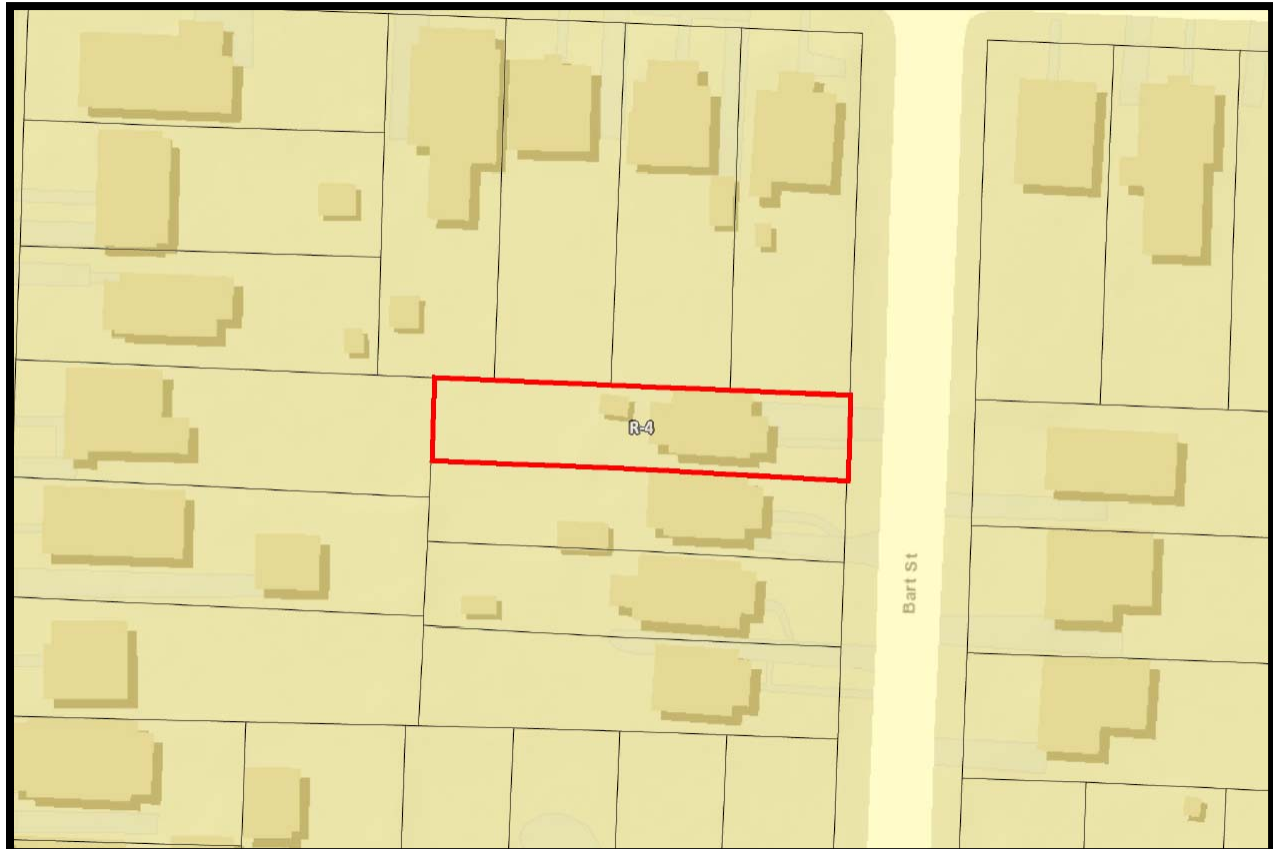


202 Bart Street – Location Map

To BOA: 10-10-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



202 Bart Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-4

<u>Yard Type</u>	<u>Minimum Setback</u>
Front Yard	20'
Side Street	15'
Side	10'
Sum of Side Setbacks	20'
Rear	30'

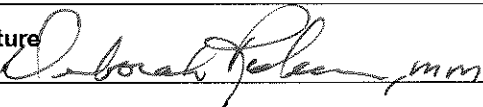
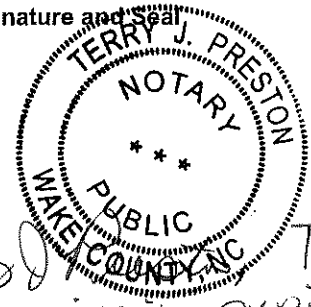
Application for Variance



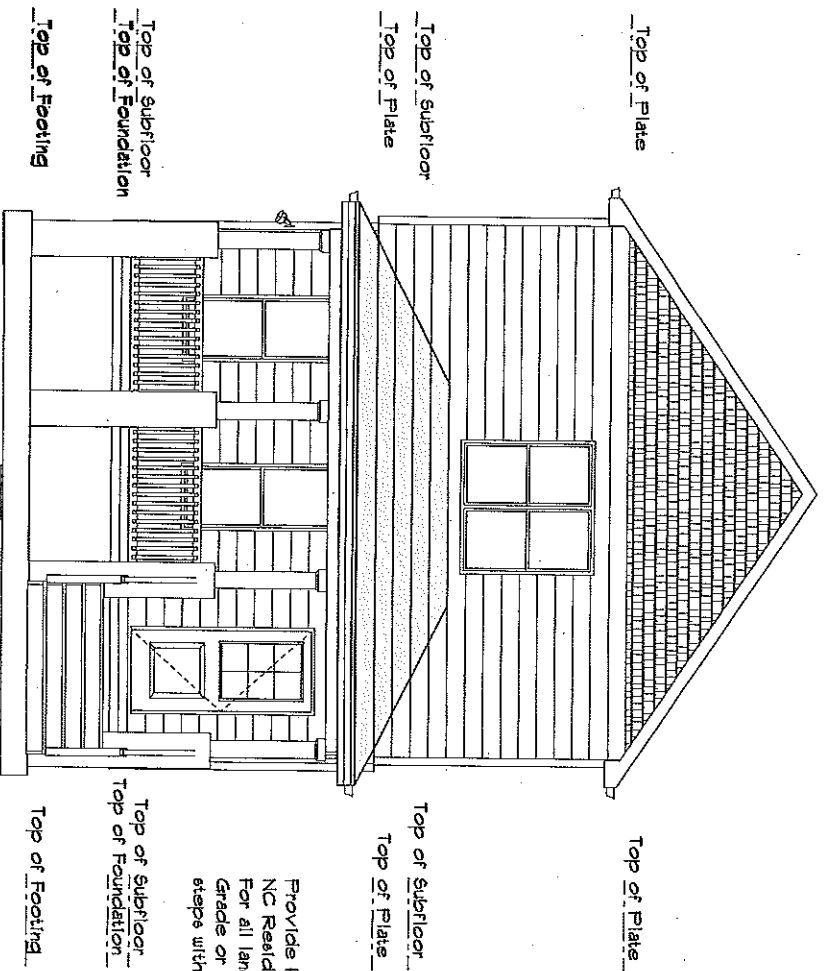
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet): Request a variance of 5' for the required side setback, for the setback to be allowable to be 5' from property line on the northern property line (or right side property line), and a variance of 2' for the required side setback on the southern property line (or right side property line) for the setback to be allowable to be 8' from the property line.</p>	<p>Transaction Number A-112-16</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. none</p>	

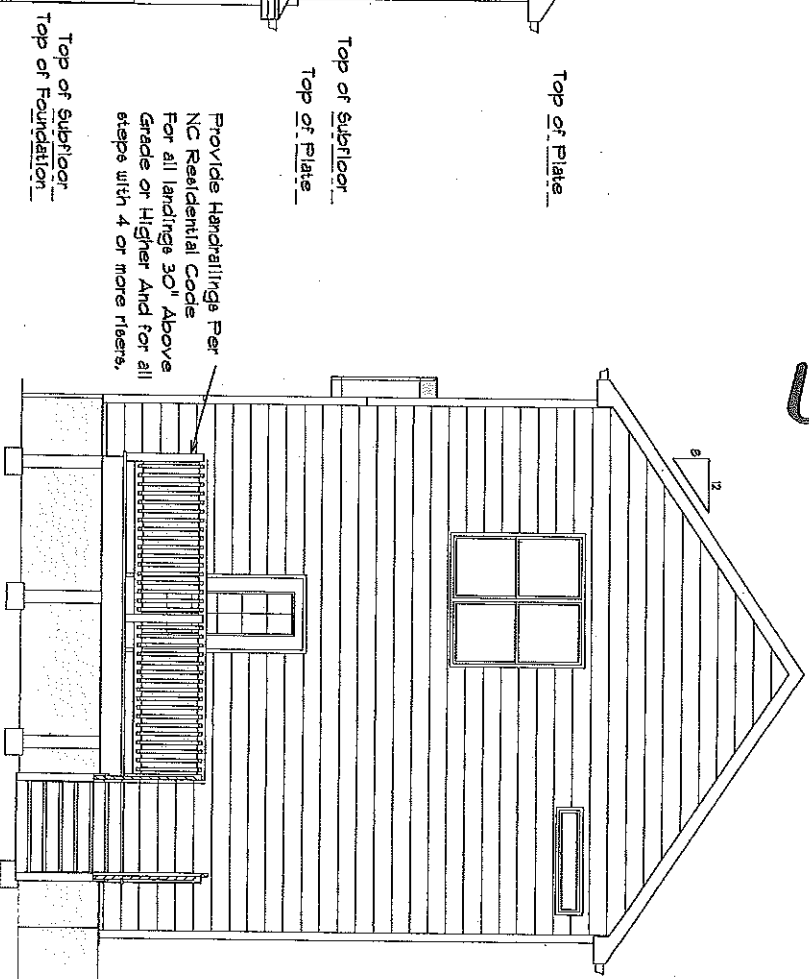
GENERAL INFORMATION		
Property Address 202 Bart Street		Date 9/6/2016
Property PIN 1713277937	Current Zoning R-4	
Nearest Intersection E Martin St and Bart St		Property size (in acres) 0.12
Property Owner Just Houses, LLC.	Phone 919-578-1158	Fax 919-882-0919
Owner's Mailing Address P.O. Box 27705, Raleigh, NC 27611	Email droberon23@bellsouth.net	
Project Contact Person Tony Patterson	Phone 919-832-6700	Fax 919-882-0919
Contact Person's Mailing Address 817 New Bern Avenue, Suite 1, Raleigh, NC 27601	Email tony@pattersonbuilt.com	
Property Owner Signature 	Email droberon23@bellsouth.net	
Notary Sworn and subscribed before me this <u>9th</u> day of <u>September</u> , 20 <u>16</u>	Notary Signature and Seal  <i>Terry J. Preston</i> My Commission expires 04/01/2019.	

202 Bart Street- Raleigh NC



Front elevation 202-001

SCALE: 3/16" = 1'-0"

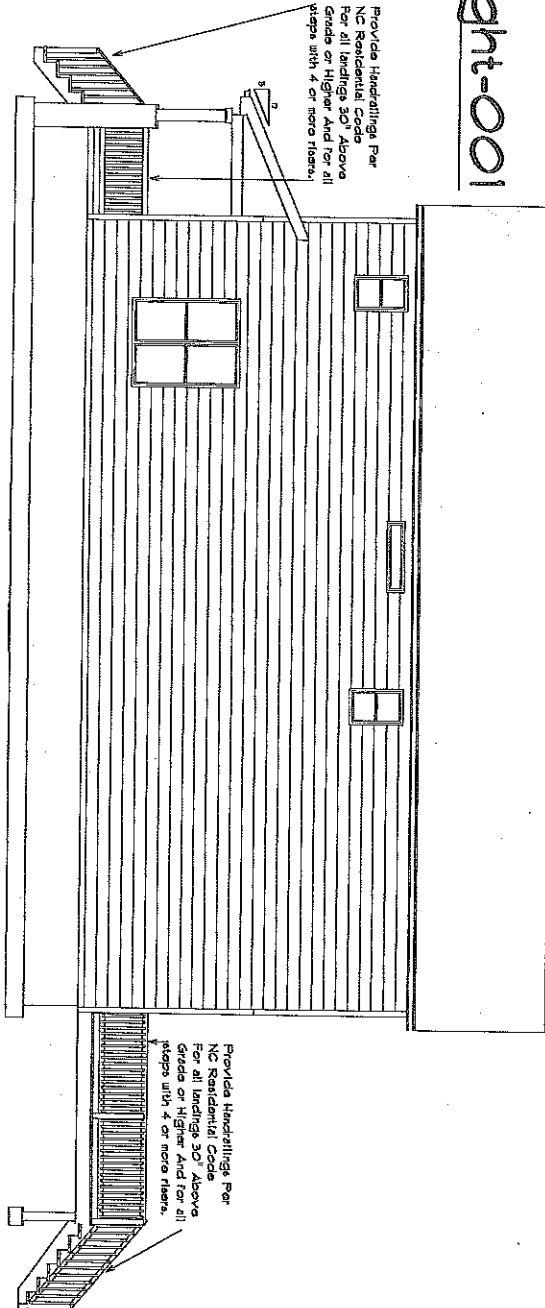


elevation rear-001

SCALE: 3/16" = 1'-0"

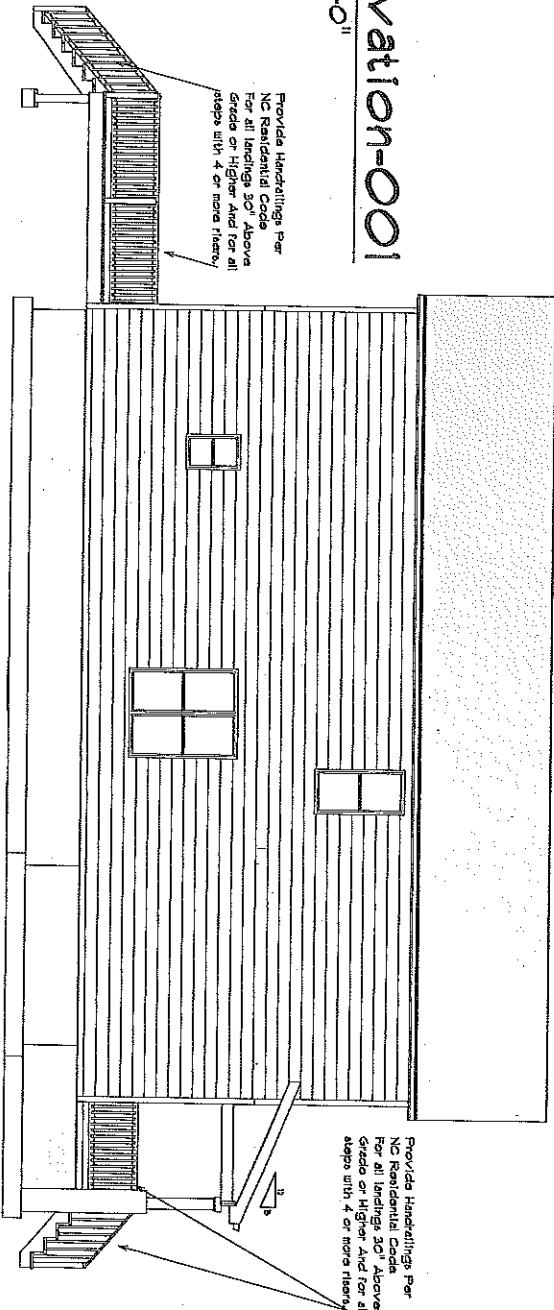
elevation right-001

SCALE: 1/8" = 1'-0"



left elevation-001

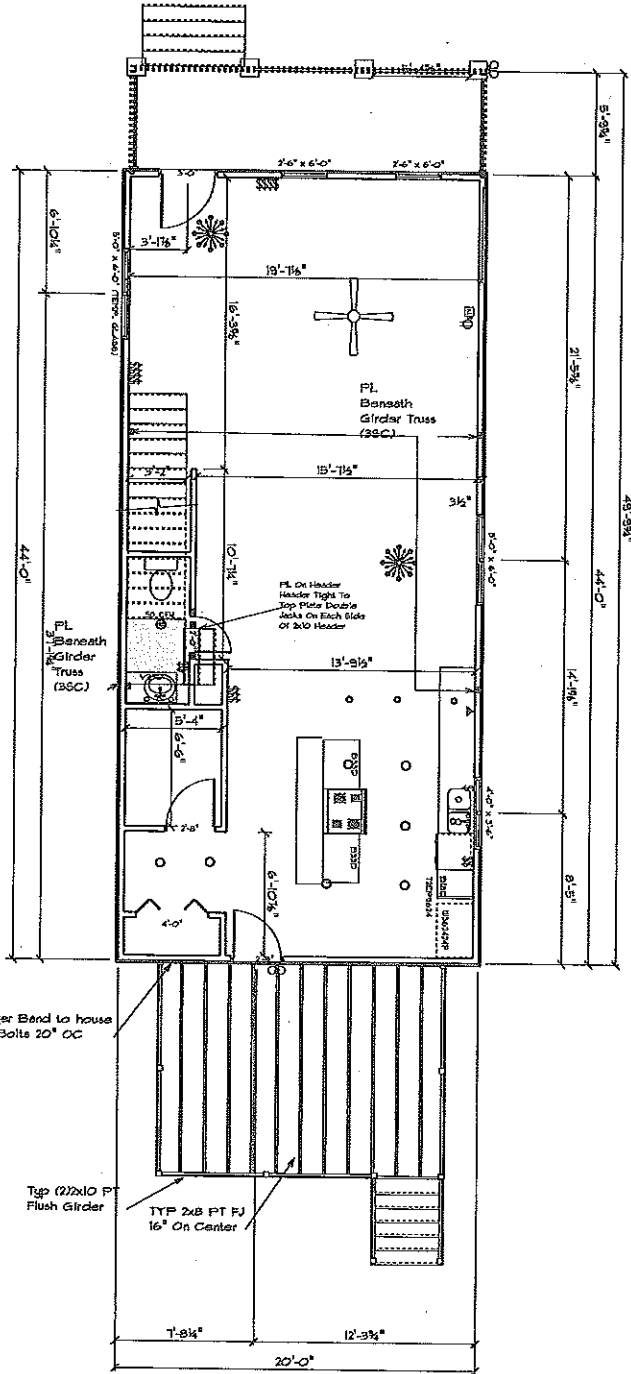
SCALE: 1/8" = 1'-0"



202 Bart Street- Raleigh, NC

202 Bart Street- Raleigh, NC

Point Load Location
(35C) Triple Stud Column



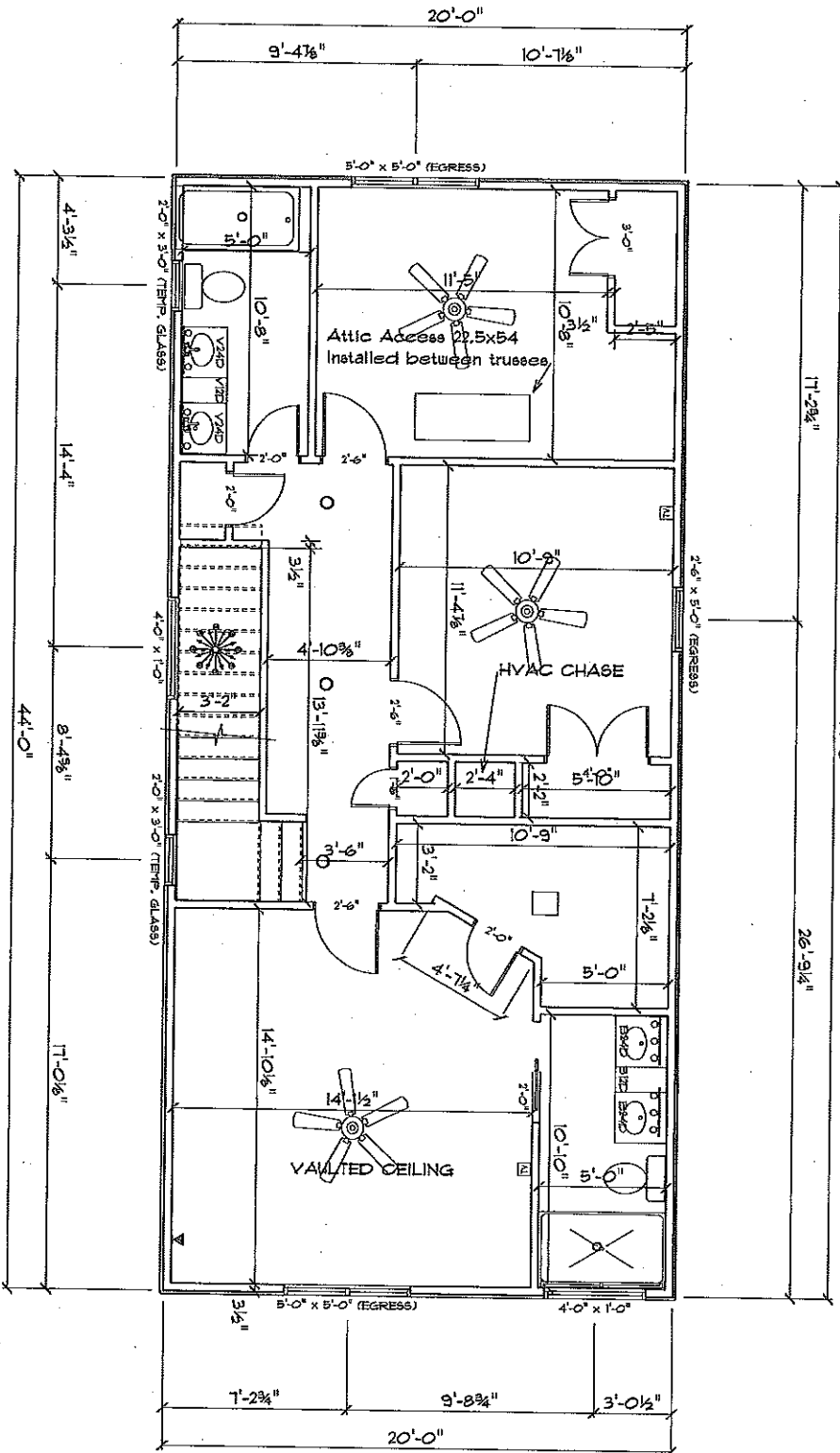
MAIN FLOOR-001

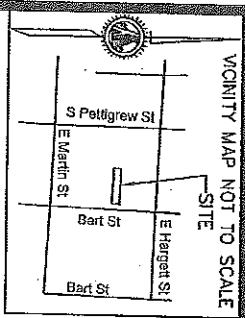
SCALE: 1/8" = 1'-0"

second floor-001

SCALE: 3/16" = 1'-0"

202 Bart Street- Raleigh, NC





- LEGEND OF NOMENCLATURE
- EXISTING IRON PIPE/ROD
 - IRON PIPE SET
 - STREET ADDRESS
 - LOT NUMBER
 - WATER METER

- BOUNDARY
- ADJOINER OR R/W
- FENCE
- PROPOSED FENCE
- SETBACKS
- PROPOSED CONCRETE

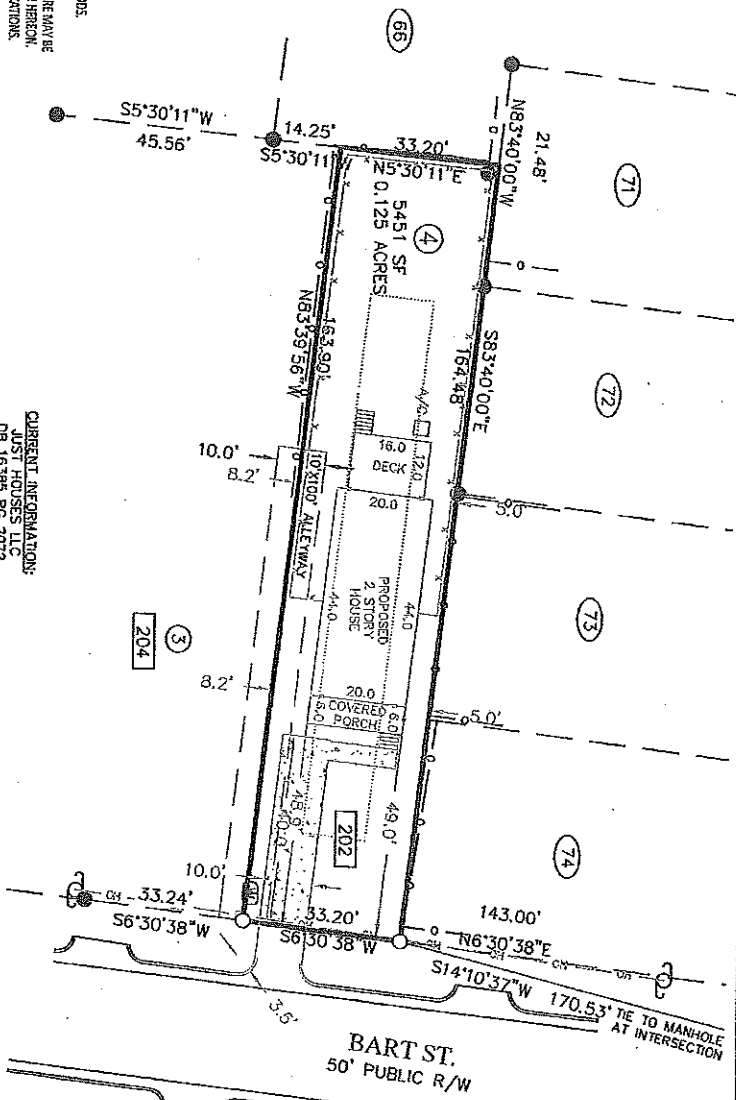
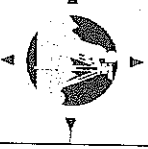
NOTES:

- 1- ALL DISTANCES ARE HORIZONTAL, GROUND IN US SURVEY FEET.
- 2- METHOD OF COMPUTATION AREA IS CALCULATED WITH CAD SOFTWARE METHODS.
- 3- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY THAT ARE NOT SHOWN HEREON.
- 5- ALL CONSTRUCTION TO BE DONE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

THIS PROPERTY IS A PREVIOUSLY RECORDED SUBDIVISION AND IN THE INTEREST OF BEARING CONSISTENCY WITH PREVIOUS RECORDED PLATS, EXISTING BEARING CONTROL WAS USED. FOR THE PURPOSES OF 21 NCAC 55.1402 (g) SURVEYING PROCEDURES OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, EXISTING BEARING CONTROL AND ITS TO APPROPRIATE NATURAL MONUMENTS REPLACE THE MANDATED TIE TO NORTH CAROLINA GRID.

TERRISTIAL SURVEYING PC

Professional Land Surveying / License C-3803
3813 Woodland Drive / Raleigh, North Carolina 27613
P: 919.219.4218 / E: info@terristsialsurveying.com

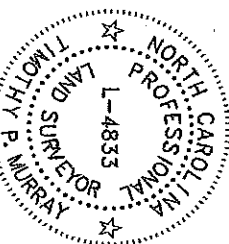


EXISTING IMPERVIOUS AREA, STEPS & REAR DECK NOT INCLUDED
HOUSE & PORCH = 1000 SF
PROPOSED A/C = 9 SF
PROPOSED CONCRETE = 457 SF
TOTAL = 1466 SF

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed recorded in Deed Book 16385 Page 2072), that the positional accuracy is 1/20,000+ and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 55.1400).
This 9th day of September, 2016.

CURRENT INFORMATION:
JUST HOUSES LLC
DB 16385 PG 2072
BM 1949 PG 38
REID: 35595
PNE: 1713277937
ZONING: R-4

Professional Land Surveyor L-4833



PLOT PLAN

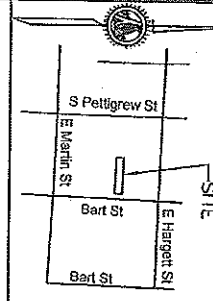
PREPARED FOR
PATTERSON CUSTOM BUILDERS, LLC
RALEIGH TWP., WAKE COUNTY, NC
DATE: 6/2/2016 SCALE: 1"=30'



BARTST-202-PLOTPLAN.DWG

BM 1949 PG 38

VICINITY MAP NOT TO SCALE

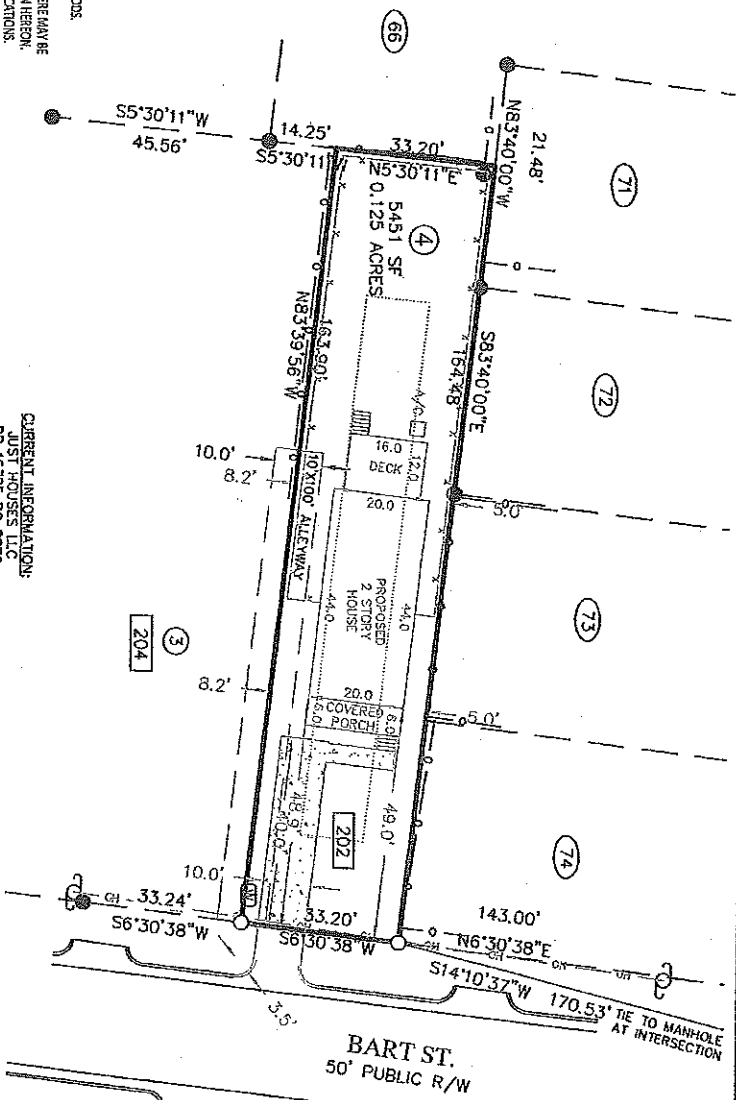
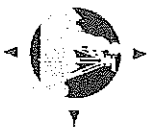


LEGEND OF NOMENCLATURE
 EP EXISTING IRON PIPE/ROD
 PS IRON PIPE SET
 STREET ADDRESS
 LOT NUMBER
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TERRESTRIAL SURVEYING PC
 Professional Land Surveying / License C-3903
 3813 Woodmont Drive / Raleigh, North Carolina 27613
 P. 919.213.4278 / E. thofter@terrestrialsurveying.com

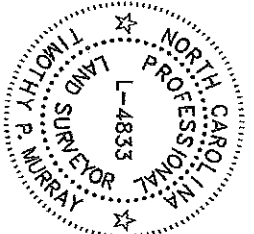


EXISTING UNRECOVERED AREA:
 STEPS & REAR DECK NOT INCLUDED
 HOUSE & PORCH = 1000 SF
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CURRENT INFORMATION:
 JUST HOUSES LLC
 DB 16385 PG 2072
 BM 1949 PG 38
 REID: 35595
 PLS: 1712279537
 ZONING: R-4

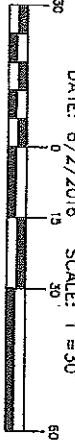
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 This 8th day of September, 2016.

Professional Land Surveyor, L-4833



PLOT PLAN

PREPARED FOR
PATTERSON CUSTOM BUILDERS, LLC
 RALEIGH TWP, WAKE COUNTY, NC
 DATE: 6/2/2016 SCALE: 1"=30'



BAR GRAPH 1 inch = 30 ft.
 BARTST-202-PLOTPLAN.DWG

BM 1949 PG 38

202 BART STREET- RALIEGH NC
ADJACENT PROPERTY INFORMATION

PHYSICAL PROPERTY ADDRESS	OWNER NAME	OWNERS MAILING ADDRESS
1206 E HARGETT ST	BOSTON, CORNELIA HUNTER	7320 SIX FORKS RD STE 101 RALEIGH NC 27615-5285
1208 E HARGETT ST	TROTTER, CLAUDE R JR	PO BOX 14241 RALEIGH NC 27620-4241
1210 E HARGETT ST	JEB RENTALS, LLC	1507 ASHLEY DOWNS DR APEX NC 27502-4966
1212 E HARGETT ST	MITCHELL, HELEN M HEIRS	JAMES W MITCHELL 5816 OLD FORGE CIR RALEIGH NC 27609-4036
1302 E HARGETT ST	MC GEE, BRANDON BOON MC GEE, ELIZABETH HOWELL	2631 SAINT MARYS ST RALEIGH NC 27609-7670
204 BART ST	GUPTA, SANJAI K	3316 BOULDER CT RALEIGH NC 27607-3111
205 BART ST	DAVIS, HOWARD LEE JR	4378 BONA CT RALEIGH NC 27604-3451
207 BART ST	DAVIS, HOWARD L JR	37 CITATION DR DURHAM NC 27713-9158
207 S PETTIGREW ST	CJ PROPERTIES & INVESTMENTS, LLC	208 W MILLBROOK RD RALEIGH NC 27609-4304

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0035595**PIN # **1713277937**Account
SearchLocation Address
202 BART STProperty Description
LO4 PROPERTY OF FRED G KIMEL BM1949-00038[Pin/Parcel History](#) [Search Results](#) [New Search](#)NORTH CAROLINA [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner JUST HOUSES, LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address PO BOX 27705 RALEIGH NC 27611-7705	Property Location Address 202 BART ST RALEIGH NC 27610-2620
Administrative Data Old Map # B003-B0023-0012 Map/Scale 1713 06 VCS 01RA542 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .12 Permit Date 5/20/1999 Permit # 0000047506		Transfer Information Deed Date 5/16/2016 Book & Page 16385 2072 Revenue Stamps 221.00 Pkg Sale Date 5/16/2016 Pkg Sale Price \$110,500 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 939	Assessed Value Land Value Assessed \$70,000 Bldg. Value Assessed \$6,265 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$76,265

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID 0035595

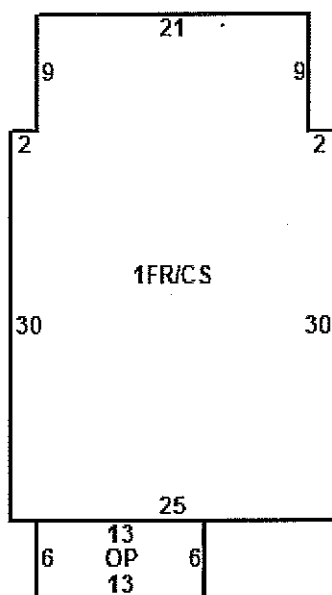
PIN # 1713277937

Account
SearchLocation Address
202 BART STProperty Description
LO4 PROPERTY OF FRED G KIMEL BM1949-00038[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 202 BART ST		Building Description 01RA542		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1945	Eff Year	1945
Units	1	Add'n's		Remod	1999
Heated Area	939	Int. Adjust.			
Story Height	1 Story	Other Features			
Style	Conventional				
Basement	Crawl Space				
Exterior	Frame				
Const Type					
Heating	Limited/Partial				
Air Cond	Central				
Plumbing	1 BATH				
		Base Bldg Value			\$83,012
		Grade	D-10		75%
		Cond %	D		35%
		Market Adj.	F		115%
		Market Adj.	B		25%
		Accrued %			10%
		Incomplete Code			
		Card 01 Value			\$6,265
		All Other Cards			
		Land Value Assessed			\$70,000
		Total Value Assessed			\$76,265

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%ADJ Inc Value
M	1	FR/CS	939						
A	OP	R	78						
B									
C									
D									
E									
F									
G									
H									

Building Sketch

Photograph
2/17/2013

0035595 02/17/2013